



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6118 80 Avenue #3415, Calgary T3J0S6**

MLS®#: **A2152386**      Area: **Saddle Ridge**      Listing Date: **07/24/24**      List Price: **\$389,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2018**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **810**  
 Low Sqft:  
 Ttl Sqft: **810**

DOM

**54**

Layout

Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Central,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 10`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>8`4" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 12`5"</b>

Room	Level	Dimensions
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 10`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`11" x 11`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$347**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **1811641**

Remarks

Pub Rmks: **First time home buyers and investors, Welcome to this 3 Bedroom 2 bathroom unit located in Saddleridge community across from shopping plaza, with quick access to the saddletowne c-train station, fitness center, shopping stores , all major banks and a high school. The unit has an open layout floor plan with spacious bedrooms. The Master bedroom has a great size window for sunlight and an en-suite 4 pc bathroom for all your needs. The other 2 bedrooms are also very good sized to accommodate your family or an office. The kitchen boasts undermount dual sinks, stainless appliances, white ceramic backsplash and to the ceiling height cabinets. Making it perfect for displaying your cooking skills. The unit features a huge balcony with panoramic views of the city and mountains. A heated underground parking spot is also included with the unit. Call your favorite Realtor to book a Showing Today !**

Inclusions:  
Property Listed By: **-  
RE/MAX Complete Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**